

ORDINANCE _____

AN ORDINANCE relating to land use and zoning, amending Section 23.54.015 of the Seattle Municipal Code, modifying minimum parking requirements for multifamily uses that provide housing to low-income households based on location and proximity to frequent transit service.

WHEREAS, Land Use Policy 138 in the Seattle Comprehensive Plan provides direction to balance the need to meet the approximate parking demand generated by new development so as to avoid adding to congestion of parked cars on surrounding streets, with the countervailing need to limit the effects structured parking can have on housing costs, and to recognize the Seattle Comprehensive Plan's policies encouraging the use of public transit and discouraging the use of automobiles; and

WHEREAS, Land Use Policy 139 in the Seattle Comprehensive Plan recommends allowing exceptions to parking requirements for projects in which the parking demand of the occupants may be significantly different from those of the general population; and

WHEREAS, Housing Policy 5 in the Seattle Comprehensive Plan recommends allowing for lower off-street parking requirements where lower car ownership and parking utilization can be demonstrated; and

WHEREAS, Housing Policy 7 in the Seattle Comprehensive Plan recommends conducting periodic assessment of the effects of City policies and regulations on housing development costs and overall housing affordability, considering the balance between housing affordability and the other objectives such as environmental quality, urban design quality, maintenance of neighborhood character, and protection of public health, safety and welfare; and

WHEREAS, the Office of Housing conducted a survey of parking utilization in low-income housing projects in March 2001 to evaluate the impacts of the City's parking policies and regulations on development costs for low-income housing projects and to identify opportunities to lower off-street parking requirements based on survey findings; and

WHEREAS, Council adopted Ordinance 120004 on June 26, 2000, implementing key recommendations in the Pike/Pine Urban Center Village Plan, including lower off-street parking requirements within the Pike/Pine Overlay District, recognizing that car ownership and parking utilization rates in this area are lower compared to those for the City as a whole, as demonstrated through a neighborhood parking study; and

WHEREAS, Council adopted Resolution 30196 establishing the City's Neighborhood Planning Policy Docket 17, On and Off-street Parking Management Strategies, providing direction to the Strategic Planning Office, the Department of Design, Construction and Land Use, Seattle Transportation, City Budget Office, Executive Services Department, and other City departments to work with communities to develop and implement parking management strategies; and

1 **WHEREAS**, Resolution 30196 established a work program to provide better parking management tools,
2 and as a result of that work, the Executive recommends eliminating or reducing minimum
3 parking requirements in areas where average household car ownership rates are lower and where
4 viable alternatives to single-occupancy vehicle travel exist; and

5 **WHEREAS**, some Councilmembers requested the Executive to prepare Land Use Code amendments to
6 allow modified parking requirements for multifamily uses that provide low-income housing; and

7 **WHEREAS**, Council adopted Ordinance 120541 on October 1, 2001 relating to land use and zoning,
8 modifying minimum parking requirements for multifamily uses that provide housing for low-
9 income households;

10 **NOW THEREFORE,**

11 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

12 **Section 1.** Chart A of Section 23.54.015 of the Seattle Municipal Code, which Section was
13 last amended by Ordinance 120541, is amended as follows:

14 **23.54.015 Required parking.**

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Chart A
for Section 23.54.015
PARKING

Use	Parking Requirements
Adult care center ¹	1 space for each 10 adults (clients) or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 adults (clients).
Adult family home	1 space for each dwelling unit.
Adult motion picture theater	1 space for each 8 fixed seats or 1 space for each 100 square feet of spectator assembly area not containing fixed seats.
Adult panoram	1 space for each 8 fixed seats or 1 space for each 100 square feet of spectator assembly area not containing fixed seats.
Airport, land-based (waiting area)	1 space for each 100 square feet.
Airport, water-based (waiting area)	1 space for each 100 square feet.
Animal services	1 space for each 350 square feet.
Animal husbandry (retail area only)	1 space for each 350 square feet.
Aquaculture (retail area only)	1 space for each 350 square feet.
Artist's studio/dwelling	1 space for each dwelling unit.
Assisted living facility ²	1 space for each 4 assisted living units plus 1 space for each 2 staff members on-site at peak staffing time; plus 1 barrier-free passenger loading and unloading space; plus loading berth requirements per Section 23.54.035
Automotive parts or accessory sales	1 space for each 350 square feet.
Ball courts	1 space per court.
Bed and breakfast	1 space for each dwelling, plus 1 space for each 2 guest rooms or suites.
Bowling alley	5 spaces for each lane.
Brewpub	1 space for each 200 square feet.

1	Business support services	1 space for each 2,000 square feet.
2	Business incubators	1 space for each 1,000 square feet.
3	Carwash	1 space for each 2,000 square feet.
4	Caretaker's quarters	1 space for each dwelling unit.
5	Cargo terminal	1 space for each 2,000 square feet.
6	Cemetery	None.
7	Child care center ^{1,9}	1 space for each 10 children or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 children.
8	Colleges ¹	A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus 30 percent of the number of employees present at peak hour; plus 1 space for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.
9	Commercial laundries	1 space for each 2,000 square feet.
10	Commercial moorage	1 space for each 140 lineal feet of moorage.
11	Communication utilities	1 space for each 2,000 square feet.
12	Community centers ^{1,2} and Community clubs ^{1,2}	1 space for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 space for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 space for each 350 square feet, excluding ball courts.
13	Community centers owned and operated by the Seattle Department of Parks and Recreation (DOPAR) ^{1, 2, 3}	1 space for each 555 square feet.
14	Congregate residences	1 space for each 4 residents.
15	Construction services	1 space for each 2,000 square feet.
16	Custom and craft work	1 space for each 1,000 square feet.
17	Dance halls (dance floor and table area)	1 space for each 100 square feet.
18	Dry storage of boats	1 space for each 2,000 square feet.
19	Family support centers located in community centers owned and operated by the Seattle DOPAR ³	1 space for each 100 square feet.
20	Floating homes	1 space for each dwelling unit.
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1	Food processing for human consumption	1 space for each 1,000 square feet.
2	Gas station	1 space for each 2,000 square feet.
3	General retail sales and services	1 space for each 350 square feet.
4	Ground-floor businesses in multi-family zones	None, maximum of 10 spaces.
5	Heavy commercial services	1 space for each 2,000 square feet.
6	Heliports (waiting area)	1 space for each 100 square feet.
7	High-impact uses.	1 space for each 1,500 square feet or as determined by the Director.
8	Horticultural uses (retail area only)	1 space for each 350 square feet.
9	Hospitals ¹	1 space for each 2 staff doctors; plus 1 additional space for each 5 employees; plus 1 for each 6 beds.
10	Hotels	1 space for each 4 sleeping rooms or suites.
11	Institute for advanced study ¹	1 space for each 1,000 square feet of administrative offices and similar spaces; plus 1 space for each 10 fixed seats in all auditoria and public assembly rooms; or 1 space for each 100 square feet of public assembly area not containing fixed seats.
12		
13	Institutes for advanced study in single-family zones (existing)	3.5 spaces for each 1,000 square feet of office space; plus 10 spaces for each 1,000 square feet of additional building footprint to house and support conference center activities, or 37 spaces for each 1,000 square feet of actual conference rooms to be constructed, whichever is greater.
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16	Kennel	1 space for each 2,000 square feet.
17	Lecture and meeting hall	1 space for each 8 fixed seats or 1 space for each 100 square feet of spectator assembly area not containing fixed seats.
18	Library ¹⁰	1 space for each 80 square feet of floor area of all auditoria and public meeting rooms; plus 1 space for each 500 square feet of floor area, excluding auditoria and public meeting rooms.
19		
20	Major durables, sales, service, and rental	1 space for each 2,000 square feet.
21	Manufacturing, general	1 space for each 1,500 square feet.
22	Manufacturing, heavy	1 space for each 1,500 square feet.
23	Manufacturing, light	1 space for each 1,500 square feet.
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1	Marine service station	1 space for each 2,000 square feet.
2	Medical services	1 space for each 350 square feet.
3	Miniature golf	1 space for each 2 holes.
4	Mini-warehouse	1 space for each 30 storage units.
5	Mobile home park	1 space for each mobile home.
6	Mortuary services	1 space for each 350 square feet.
7	Motels	1 space for each sleeping room or suite.
8	Motion picture studio	1 space for each 1,500 square feet.
9	Motion picture theater	1 space for each 8 fixed seats or 1 space for each 100 square feet of spectator assembly area not containing fixed seats.
10	Multifamily uses, ⁴ except as otherwise provided below ^{((+3)) 12}	Development sites containing 2--10 dwelling units: 1.1 spaces for each dwelling unit. Development sites containing 11--30 dwelling units: 1.15 spaces for each dwelling unit. Development sites containing 31--60 dwelling units: 1.2 spaces for each dwelling unit. Development sites containing more than 60 dwelling units: 1.25 spaces for each dwelling unit.
11		In addition, for ((a)) all multifamily uses whose average gross floor area per dwelling unit, excluding decks and all portions of a structure shared by multiple dwelling units, exceeds 500 square feet, an additional .0002 spaces per square foot in excess of 500 shall be required up to a maximum additional .15 spaces per dwelling unit; and
12		When at least 50 percent of the dwelling units in a multi-family use have 3 bedrooms, an additional .25 spaces per bedroom for each unit with 3 bedrooms shall be required; and
13		Any multi-family use which contains a dwelling unit with 4 or more bedrooms shall be required to provide an additional .25 spaces per bedroom for each unit with 4 or more bedrooms. ⁵
14	Multifamily uses containing dwelling units with 2 or more bedrooms, when within the area impacted by the University of Washington as shown on Map A following this section, unless another provision below allows fewer parking spaces	1.5 spaces per unit with 2 or more bedrooms. The requirement for units <u>with</u> 3 or more bedrooms contained above shall also apply. All other requirements for units with fewer than 2 bedrooms shall be as contained above. ⁵

Multifamily uses, when within the Alki area as shown on Map B following this section, unless another provision below allows fewer parking spaces

1.5 spaces for each dwelling unit.

Multifamily uses, for development sites that contain a total of ten (10) or fewer dwelling units, all in ground-related structures

1 space for each dwelling unit.

Multifamily uses, when located in Center City neighborhoods¹², for each dwelling unit rented to and occupied by a household with an income at time of its initial occupancy at or below thirty (30) percent of the median family income, adjusted for household size, for the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area, as defined by the United States Department of Housing and Urban Development (HUD) ¹⁴, ~~((; and multifamily uses, when located in Center City neighborhoods¹², for each dwelling unit occupied by a household with an income at time of its initial occupancy at or below fifty (50) percent of median family income adjusted for household size, for the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area, as defined by the United States Department of Housing and Urban Development (HUD)¹⁴))~~ for the life of the building

1 space for each 3 dwelling units, for units with 2 or fewer bedrooms, and 1 space for each 2 dwelling units, for units with 3 or more bedrooms ((1 space for each 2 dwelling units, for units with 2 or fewer bedrooms, and 1 space for each dwelling unit, for units with 3 or more bedrooms.))

Multifamily uses, when located in Center City neighborhoods¹², for each dwelling unit rented to and occupied by a household with an income at time of its initial occupancy of between thirty (30) and fifty (50) percent of the median family income, adjusted for household size, for the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area, as defined by the United States Department of Housing and Urban Development (HUD)¹⁴, for the life of the building

1 space for each 2 dwelling units, for units with 2 or fewer bedrooms, and 1 space for each dwelling unit, for units with 3 or more bedrooms

Multifamily uses, when located outside of Center City neighborhoods¹², for each dwelling unit rented to and occupied by a household with an income at time of its initial occupancy at or below thirty (30) percent of the median family income, adjusted for household size, for the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area, as defined by the United States Department of Housing and Urban Development (HUD)¹⁴, for the life of the building

1 space for each 2 dwelling units, for units with 2 or fewer bedrooms, and 1 space for each dwelling unit, for units with 3 or more bedrooms

Multifamily uses, when located outside of Center City neighborhoods¹², for each dwelling unit with two (2) or fewer bedrooms rented to and occupied by a household with an income at time of its initial occupancy of between thirty (30) and fifty (50) percent of the median family income, adjusted for household size, for the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area, as defined by the United States Department of Housing and Urban

0.75 spaces for each dwelling unit

Development (HUD)((÷))¹⁴ for the life of the building

Multifamily uses occupied by low-income elderly households 1 space for each 6 dwelling units.

Multifamily uses occupied by low-income disabled households 1 space for each 4 dwelling units.

Multifamily uses occupied by low-income elderly/low-income disabled households 1 space for each 5 dwelling units.

Multifamily uses, when within the Seattle Cascade Mixed zone or the Pike/Pine Overlay District 1 space for each dwelling unit.

Multifamily uses, when within the Pike/Pine Overlay District, for each dwelling unit rented to and occupied by a household with an income at time of its initial occupancy at or below 60 percent of the median family income, adjusted for household size, for the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area, as defined by the United States Department of Housing and Urban Development (HUD), at rent not exceeding 30 percent of 60 percent of such median family income, adjusted for household size_a((÷)) for the life of the building 1 space for each 2 dwelling units.

Multi-purpose convenience store 1 space for each 350 square feet.

Museum¹ 1 space for each 80 square feet of all auditoria and public assembly rooms, not containing fixed seats; or 1 space for every 10 fixed seats for floor area containing fixed seats; plus 1 space for each 250 square feet of other gross floor area open to the public.

Nonhousehold sales and services, except sales, service and rental of office equipment 1 space for each 2,000 square feet.

Nursing homes⁶ 1 space for each 2 staff doctors; plus 1 additional space for each 3 employees; plus 1 space for each 6 beds.

Office, administrative 1 space for each 1,000 square feet.

Office, customer service 1 space for each 350 square feet.

Outdoor storage 1 space for each 2,000 square feet.

Parks None.

Participant sports and recreation, indoor or outdoor, unless otherwise specified 1 space for each 350 square feet.

~~((Participant sports and recreation, outdoor, unless otherwise specified))~~ ~~((1 space for each 350 square feet.))~~

1	Passenger terminals (waiting area)	1 space for each 100 square feet.
2	Performing arts theater	1 space for each 8 fixed seats or 1 space for each 100 square feet of spectator assembly area not containing fixed seats.
3	Personal transportation services	1 space for each 2,000 square feet.
4	Playgrounds	None.
5	Power plants	1 space for each 2,000 square feet.
6	Private club ¹	1 space for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or
7		1 space for every 8 fixed seats for floor area containing fixed seats; or
8		if no auditorium or assembly room, 1 space for each 350 square feet, excluding ball courts.
9	Railroad rights-of-way	None.
10	((Railroad switchyard))	((1 space for each 2,000 square feet.))
11	Railroad switchyard with <u>or without</u> mechanized hump	1 space for each 2,000 square feet.
12	Recreational marinas	1 space for each 75 lineal feet of moorage.
13	Recycling center	1 space for each 2,000 square feet.
14	Recycling collection station	None.
15	Religious facility ¹	1 space for each 80 square feet of all auditoria and public assembly rooms.
16	Research and development laboratory	1 space for each 1,000 square feet.
17	Restaurant	1 space for each 200 square feet.
18	Restaurant, fast-food	1 space for each 100 square feet.
19	Sale and rental of large boats	1 space for each 2,000 square feet.
20	Sale and rental of motorized vehicles	1 space for each 2,000 square feet.
21	Sale of boat parts and accessories	1 space for each 350 square feet.
22	Sale of heating fuel	1 space for each 2,000 square feet.
23	Sales, service and rental of commercial equipment	1 space for each 2,000 square feet.
24	Sales, service and rental of office equipment	1 space for each 350 square feet.

1	Salvage yard	1 space for each 2,000 square feet.
2	School, private elementary and secondary ^{1,2}	1 space for each 80 square feet of all auditoria and public assembly rooms, or if no auditorium or assembly room, 1 space for each staff member.
3	School, public elementary and secondary ^{1,2,7}	1 space for each 80 square feet of all auditoria or public assembly rooms, or 1 space for every 8 fixed seats in auditoria or public assembly rooms, containing fixed seats, for new public schools on a new or existing public school site.
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6	Sewage treatment plant	1 space for each 2,000 square feet.
7	Single-family dwelling units	1 space for each dwelling unit.
8	Skating rink (rink area)	1 space for each 100 square feet.
9	Solid waste transfer station	1 space for each 2,000 square feet.
10	Specialty food stores	1 space for each 350 square feet.
11	Spectator sports facility ¹¹	1 space for each 10 fixed seats or 1 space for each 100 square feet of spectator assembly area not containing fixed seats.
12	Sport range	1 space for each 2 stations.
13	Swimming pool (water area)	1 space for each 150 square feet.
14	Taverns	1 space for each 200 square feet.
15	Transit vehicle base	1 space for each 2,000 square feet.
16	Universities ⁸	A number of spaces equal to 15 percent of the maximum number of students present at peak hour; plus 30 percent of the number of employees present at peak hour; plus 1 space for each 100 square feet of spectator assembly area in outdoor spectator sports facilities.
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18	Utility service uses	1 space for each 2,000 square feet.
19	Vehicle and vessel repair	1 space for each 2,000 square feet.
20	Vocational or fine arts school	1 space for each 2 faculty plus full-time employees; plus 1 space for each 5 students (based on the maximum number of students in attendance at any one time).
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22	Warehouse	1 space for each 1,500 square feet.
23	Wholesale showroom	1 space for each 1,500 square feet.
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Work-release centers

1 space for each 2 full-time staff members; plus 1 space for each 5 residents; plus 1 space for each vehicle operated in connection with the work-release center.

¹ When permitted in single-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when permitted in multifamily zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122. The Director, in consultation with the Director of Seattle Transportation, may allow adult care and childcare centers locating in existing ~~((structures))~~ uses to provide loading and unloading spaces on-street when no other alternative exists.

² Indoor gymnasiums shall not be considered ball courts, nor shall they be considered auditoria or public assembly rooms unless they contain bleachers (fixed seats). If the gymnasium contains bleachers, the parking requirement for the entire gymnasium shall be one (1) parking space for every eight (8) fixed seats. Each twenty (20) inches of width of bleachers shall be counted as one (1) fixed seat for the purposes of determining parking requirements. If the gymnasium does not contain bleachers and is in a school, there is no parking requirement for the gymnasium. If the gymnasium does not contain bleachers and is in a community center, the parking requirement shall be one (1) space for each three hundred fifty (350) square feet. If the gymnasium does not contain bleachers and is in a community center owned and operated by the Department of Parks and Recreation (DOPAR), the parking requirement shall be one (1) space for each five hundred fifty-five (555) square feet.

³ When family support centers are located within community centers owned and operated by DOPAR, the Director may lower the combined parking requirement by up to a maximum of fifteen percent (15%), pursuant to Section 23.54.020 I.

⁴ Parking spaces required for multifamily uses may be provided as tandem spaces according to subsection B of Section 23.54.020.

⁵ Bedroom—Any habitable room as defined by the Building Code ~~that((which))~~, in the determination of the Director, is capable of being used as a bedroom.

⁶ When specified in single-family zones, Section 23.44.015, the Director may waive some or all of the parking requirements.

⁷ For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirements shall be determined based on the new construction. When an existing public school on an existing public school site is remodeled, additional parking is required if any auditorium or other place of assembly is expanded or additional fixed seats are added. Additional parking is required as shown on Chart A for the increase in floor area or increase in number of seats only. If the parking requirement for the increased area or seating is ten (10) percent or less than that for the existing auditorium or other place of assembly, then no additional parking shall be required.

⁸ Development standards departure may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.

⁹ Child care facilities, when co-located with assisted living facilities, may count the passenger load/unload space required for the assisted living facility toward its required passenger load/unload spaces.

¹⁰ When permitted in single-family zones as conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when permitted in multi-family zones as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122; and when permitted in commercial zones, the Director may modify the parking requirements pursuant to Section 23.44.022 L.

¹¹ Required parking for spectator sports facilities or exhibition halls must be available when the facility or exhibition hall is in use. A facility shall be considered to be "in use" during the period beginning three (3) hours

1 before an event is scheduled to begin and ending one (1) hour after a scheduled event is expected to end. For
2 sports events of variable or uncertain duration, the expected event length shall be the average length of the events
3 of the same type for which the most recent data are available, provided it is within the past five (5) years. During
4 an inaugural season, or for nonrecurring events, the best available good faith estimate of event duration will
5 be used. A facility will not be deemed to be "in use" by virtue of the fact that administrative or maintenance
6 personnel are present. The Director may reduce the required parking for any event when projected attendance for
7 a spectator sports facility is certified to be fifty (50) percent or less of the facility's seating capacity, to an amount
8 not less than that required for the certified projected attendance, at the rate of one space for each ten (10) fixed
9 seats of certified projected attendance. An application for reduction and the certification shall be submitted to the
10 Director at least fifteen (15) days prior to the event. When the event is one of a series of similar events, such
11 certification may be submitted for the entire series fifteen (15) days prior to the first event in the series. If the
12 Director finds that a certification of projected attendance of fifty (50) percent or less of the seating capacity is
13 based on satisfactory evidence such as past attendance at similar events or advance ticket sales, the Director
14 shall, within fifteen (15) days of such submittal, notify the facility operator that a reduced parking requirement
15 has been approved, with any conditions deemed appropriate by the Director to ensure adequacy of parking if
16 expected attendance should change. The parking requirement reduction may be applied for only if the goals of
17 the facility's Transportation Management Plan are otherwise being met. The Director may revoke or modify a
18 parking requirement reduction approval during a series, if projected attendance is exceeded.

19 ¹² For purposes of this Section, Center City neighborhoods are the following urban villages: Uptown Queen
20 Anne, South Lake Union, Capitol Hill, Pike/Pine, First Hill, and 12th Avenue, as shown in the City of Seattle
21 Comprehensive Plan.

22 ¹³ These general requirements for multifamily uses are superseded to the extent that a use, structure or
23 development qualifies for either a greater or a lesser parking requirement under any provision below. The
24 different parking requirements for certain multifamily uses listed below shall not be construed to create separate
25 uses for purposes of any requirements related to establishing or changing a use under this Title.

26 ¹⁴ Notice of Income Restrictions. Prior to issuance of any permit to establish, construct or modify any use or
27 structure, or to reduce any parking accessory to a multifamily use or structure, if the applicant relies upon these
28 reduced parking requirements, the applicant shall record in the King County Office of Records and Elections a
29 declaration signed and acknowledged by the owner(s), in a form prescribed by the Director, which shall identify
30 the subject property by legal description, and shall acknowledge and provide notice to any prospective
31 purchasers that specific income limits are a condition for maintaining the reduced parking requirement.

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